REAL ESTATE COMMUNITY OF PRACTICE CONFERENCE

MAY 4, 2004

Joseph W. Whitaker
Deputy Assistant Secretary of the Army
(Installations and Housing)
OASA(I&E)

ENHANCED USE LEASING

- Enhanced Use Leasing authority is a major tool to provide the necessary resources to sustain Army installations.
- 10 USC 2667 expanded types of consideration (cash, in-kind: services, maintenance, construction) for use of government property

- First Big Successes:
  - Former Brooke Army Medical Center (BAMC) at Ft. Sam Houston, TX
  - Technology Park at Fort Leonard Wood

ENHANCED USE LEASING

Ongoing and Proposed Projects

- Walter Reed Army Medical Center, DC (2)
- Aberdeen Proving Ground, MD (3)
- Ft. Detrick, MD (2)
- Ft. Belvoir, VA (2)
- Carlisle Barracks, PA
- Ft. Monmouth, NJ (2)
- Picatinny Arsenal, NJ
- Yuma Proving Ground, AZ
- Ft. Benning, GA

Reserve Component
Real Property Exchanges (RPX)

- The Reserve Components are authorized to conduct Real Property Exchanges through 10 USC 18233.

- The fair market value of the land and facilities received by the Army must be no less than the fair market value of the Government-owned real property conveyed by the Army.

RPX FY 04 GOALS

- PROJECTS COMPLETED:
  - AURELIA STREET, PA
  - HAYS, KS
  - KALAMAZOO, MI

Total Estimated Value: $49M

- PROJECTS WORKING:
  - OAKLAND, CA – OBRA
  - OAKLAND, CA – EBMUD
  - OAKLAND, CA – PORT
  - GRAND RAPIDS, MI
  - ORLANDO, FL
  - MIDWEST CITY, OK
  - CLEVELAND, OH
  - SAWMILL RUN, PA
  - SITE 63, PA
  - LAWRENCE, KS
  - KIRKSVILLE, MO
  - CAGUAS, PR

RESIDENTIAL
COMMUNITIES
INITIATIVE (RCI)

RESIDENTIAL COMMUNITIES INITIATIVE (RCI)

- Renovation of existing and construction of new family housing units by the private sector using soldiers' housing allowance as payment
- Real Estate supports the Army initiative with assistance in development of Community Development Management Plan, ground lease and deed preparation.
- Norfolk District is the Real Estate Program Manager

- Works with the local district on jurisdiction and title issues,
- Provides land surveys and legal descriptions
- Closing and all real estate and recorded documents (Bill of Sale for improvements, Purchase Option, Ground Lease, Deed

RCI PLAN -- 34 INSTALLATIONS (26 PROJECTS)

70,524 Family Housing Units; >80% of Army-Owned U.S. Inventory

Projects Transferred (36,366 Houses)

- Ft Carson, CO - 1999
- Ft Hood, TX - 2001
- Ft Lewis, WA - 2002
- Ft Meade, MD - 2002
- Ft Bragg, NC - 2003
- Pres of Mont-Naval PS, CA - Oct 2003
- Ft Stewart-Hunter AAF, GA - Nov 2003
- Ft Campbell, KY - Dec 2003
- Ft B
- Ft Ir

Partners Selected - Transfer Date (19,476 Houses)

- Ft Hamilton, NY - May 2004
- Ft Polk, LA - Jul 2004
- Walter Reed AMC, DC / Ft Detrick, MD - Aug 2004
- Ft Shafter / Schofield Brks, HI - Oct 2004
- Fts Eustis-Story, VA - Nov 2004
- Ft Leonard Wood, MO - Dec 2004
- Ft Drum, NY - Feb 2005
- Ft Sam Houston, TX - Mar 2005
- Carlisle Brks, PA-Ft Monmouth / Picatinny Ars, NJ - Apr 2005

Solicitation Underway (2,776 Houses)

- Fort Bliss, TX

2005 Budget (11,906 Houses)

- Ft Benning, GA
- Ft Knox, KY
- Ft Rucker, AL
- Ft Leavenworth, KS
- Ft Gordon, GA
- Redstone Arsenal, AL

1st 19 Projects: $407M Govt Investment Provides $7.3B in Private Initial Dev

THE FUTURE -- NEXT 11 RCI SITES (PROPOSED)

Installations	# Units	Est Award	Est Transfer
White Sands MR, NM	452	Oct 2005	Jun 2006
Ft McPherson, GA	112	Oct 2005	Dec 2006
Ft Riley, KS	3,052	Nov 2005	Feb 2007
West Point, NY	1,000	Dec 2006	Mar 2008
Aberdeen PG, MD	1,065	Mar 2007	Jun 2008
Ft Jackson, SC	1,259	Jun 2007	Sep 2008
Ft Huachuca, AZ	1,756	Nov 2007	Feb 2009
Yuma PG, AZ	275	Nov 2007	Feb 2009
Ft Lee, VA	1,289	Mar 2008	Jun 2009
Selfridge ANGB, MI	568	Jun 2008	Sep 2009
Ft Richardson, AK	1,216	Dec 2008	Mar 2010
	12,044		

Proposed = 45 Installations = ~83,000 Homes = >93% of U.S. Family Housing

HOMEOWNERS ASSISTANCE PROGRAM

- Provides some financial relief for military and civilian homeowners whose homes lose value as a result of a DOD announced closure or realignment.

- Currently:
  - 8 locations with active programs
  - 14 locations with applications still in process
  - 46 homes awaiting resale.

HOMEOWNERS ASSISTANCE PROGRAM

CURRENT PROGRAMS

TWENTYNINE PALMS, CA

EDWARDS AFB, CA

MILITARY FACILITIES, PANAMA

NAVAL FACILITIES, GUAM

ALTUS AFB, OK

MCLB, BARSTOW, CA

MILITARY FAC, OAHU, HI

FORT POLK, LA

PROGRAMS UNDER STUDY

NAVAL STATION ROOSEVELT ROADS, PUERTO RICO

OGDEN DEPOT, HILL AFB, UTAH

ANTICIPATED FUTURE ACTIONS

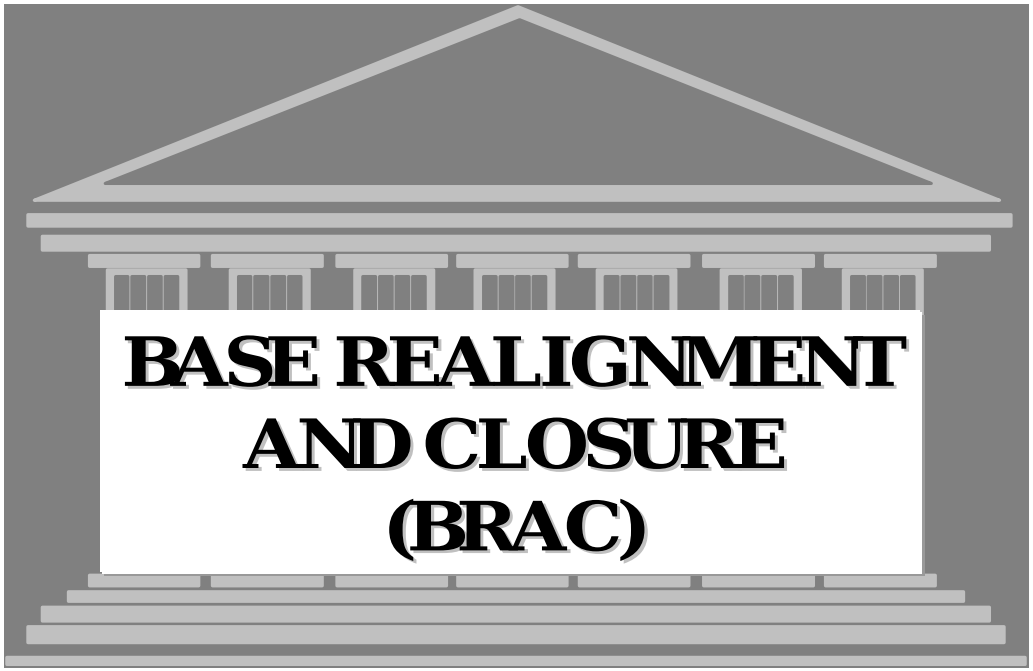
AF PERSONNEL CUTS FOR 2004

BRAC 05

MILCON Execution

- **Execute Within Year Project is Appropriated**

- **Stay Within Appropriated $ $s**


BASE REALIGNMENT
AND CLOSURE
(BRAC)

BRAC Summary - CONUS

FISCAL YEAR

ROUND 88 89 90 91 92 93 94 95 96 97 98 99 00 01 02 03

BRAC 88 77 Closures / 6 Realignments

BRAC 91 5 Closures / 6 Realignments

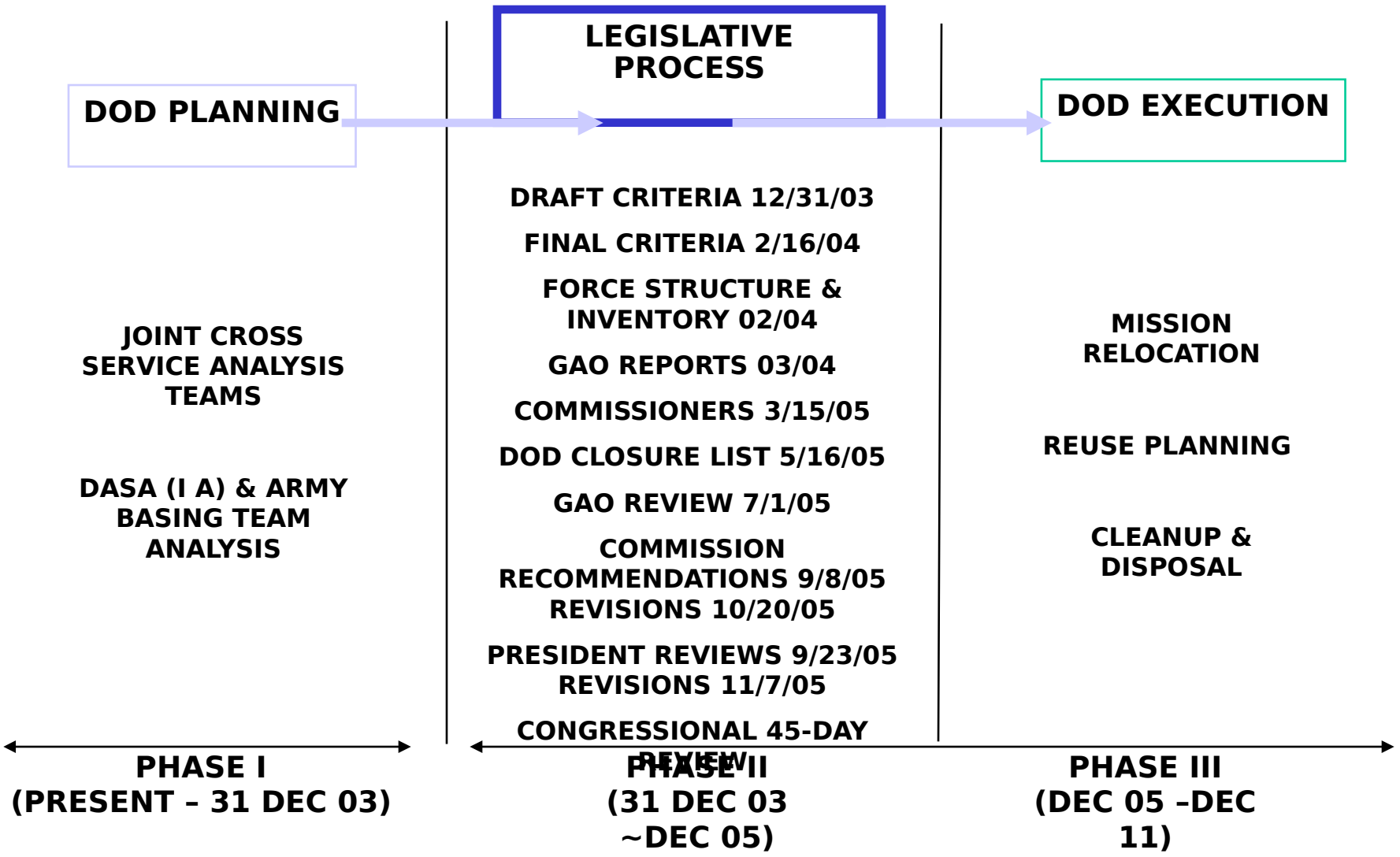
BRAC 93 1 Closure / 4 Realignments

BRAC 95 29 Closures / 11 Realignments

FY 04 OBJECTIVE
EXPEDITE ENVIRONMENTAL RESTORATION AND PROPERTY DISPOSAL

Completed Actions - All Rounds
112of 112 Closures &
27 of 27 Realignments

BRAC 05 TIMELINE



WELL ESTABLISHED WORKING RELATIONSHIP

- Great Lakes and Ohio River Division (LRD)
  - Real Property Exchanges for the Reserve; Ft. Campbell RR; GWOT leasing
- Mississippi Valley Division (MVD)
  - Civil condemnations; Savannah, IL
- North Atlantic Division (NAD)
  - Enhanced Use Leasing; National Defense University expansion; GWOT leasing
- Northwestern Division (NWD)
  - Yakima expansion; Cornhusker AAP

WELL ESTABLISHED WORKING RELATIONSHIP

- Pacific Ocean Division (POD)
  - Land acquisition for the Stryker Brigade
- South Atlantic Division (SAD)
  - SOUTHCOM; HAP; GWOT leasing
- South Pacific Division (SPD)
  - Conservation Conveyance (Honey Lake); HAP; NTC expansion; GWOT leasing
- Southwestern Division (SWD)
  - Enhanced Use Leasing; HAP; GWOT leasing

How Can You Help?

- Timeliness/Urgency of actions – keep things moving, hand-deliver/use over night delivery, follow-up

- Know where the Army is in the budget/ programming process and how you fit in

- Figure out innovative ways to obtain alternative resources

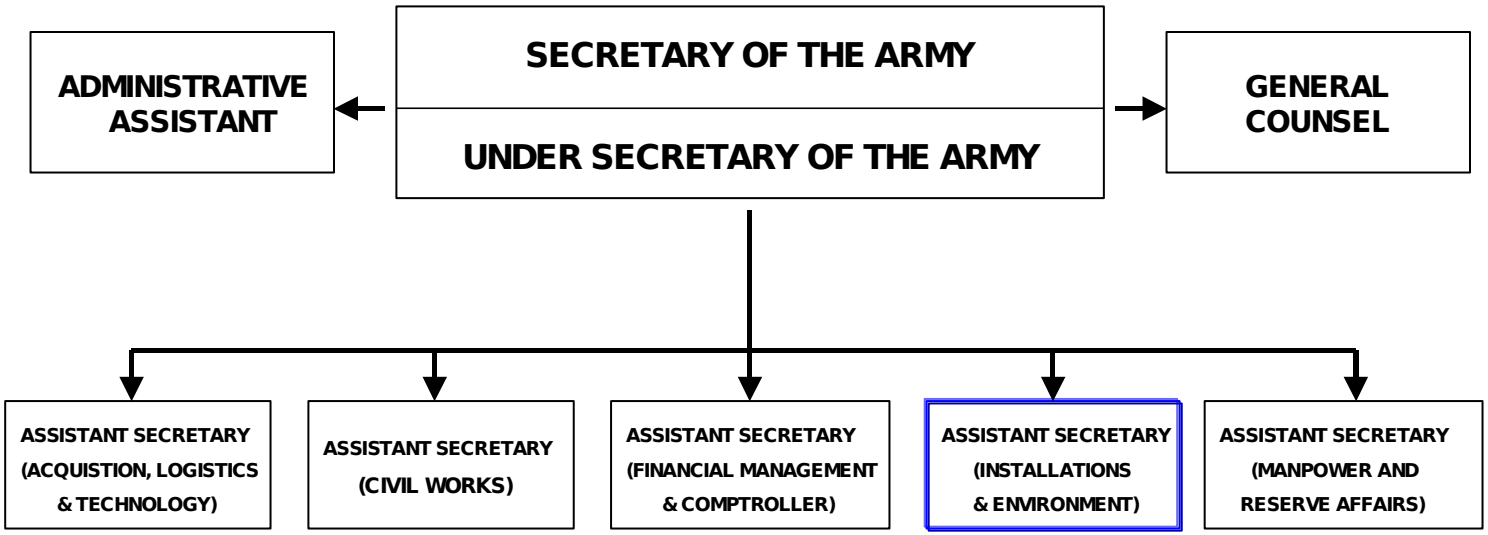
- Ensure data/requirements accuracy

Thank you
Your support and hard work make a difference for our soldiers and their families

OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
THIS WE'LL DEFEND
1775
INSTALLATIONS AND ENVIRONMENT

QUESTIONS ?

Organization Chart – Army Secretariat


ADMINISTRATIVE ASSISTANT
SECRETARY OF THE ARMY
UNDER SECRETARY OF THE ARMY
GENERAL COUNSEL
ASSISTANT SECRETARY (ACQUISTION, LOGISTICS & TECHNOLOGY)
ASSISTANT SECRETARY (CIVIL WORKS)
ASSISTANT SECRETARY (FINANCIAL MANAGEMENT & COMPTROLLER)
ASSISTANT SECRETARY (INSTALLATIONS & ENVIRONMENT)
ASSISTANT SECRETARY (MANPOWER AND RESERVE AFFAIRS)

OUR UNIVERSE

Land Acreage
- United States –15,245,347
- Europe – 164,965
- Asia – 50,804
- Other Overseas – 15,203

Roads
55,500 miles

Paved Area
449 Million SY

Railroads
2,981 miles

Family Housing Units
108,000

Barracks Requirements
Required 160K spaces
to house 141K soldiers

PRV
$243B

Active Army Bases:
- United States - 99
- Europe - 30
- Asia - 52
- Army Reserve Ctrs - 829
- ARNG Readiness Ctrs - 3089

Army Demographics
52.1% married
10.6% dual military
7.5% single parents
699,299 family members

Environmental Clean-up
- Active Sites - 1494
- BRAC Sites - 255
- Formerly Used Defense Properties – 2,822

Army End-Strength
- Active - 480,000
- USAR - 205,000
- ARNG - 350,000
- Civilians – 223,000

Airfields
- 133 Fixed Wing
- 625 Heliports

Buildings
(million square fe
- United States - 7
- Europe - 156
- Asia – 44
- Other - 7

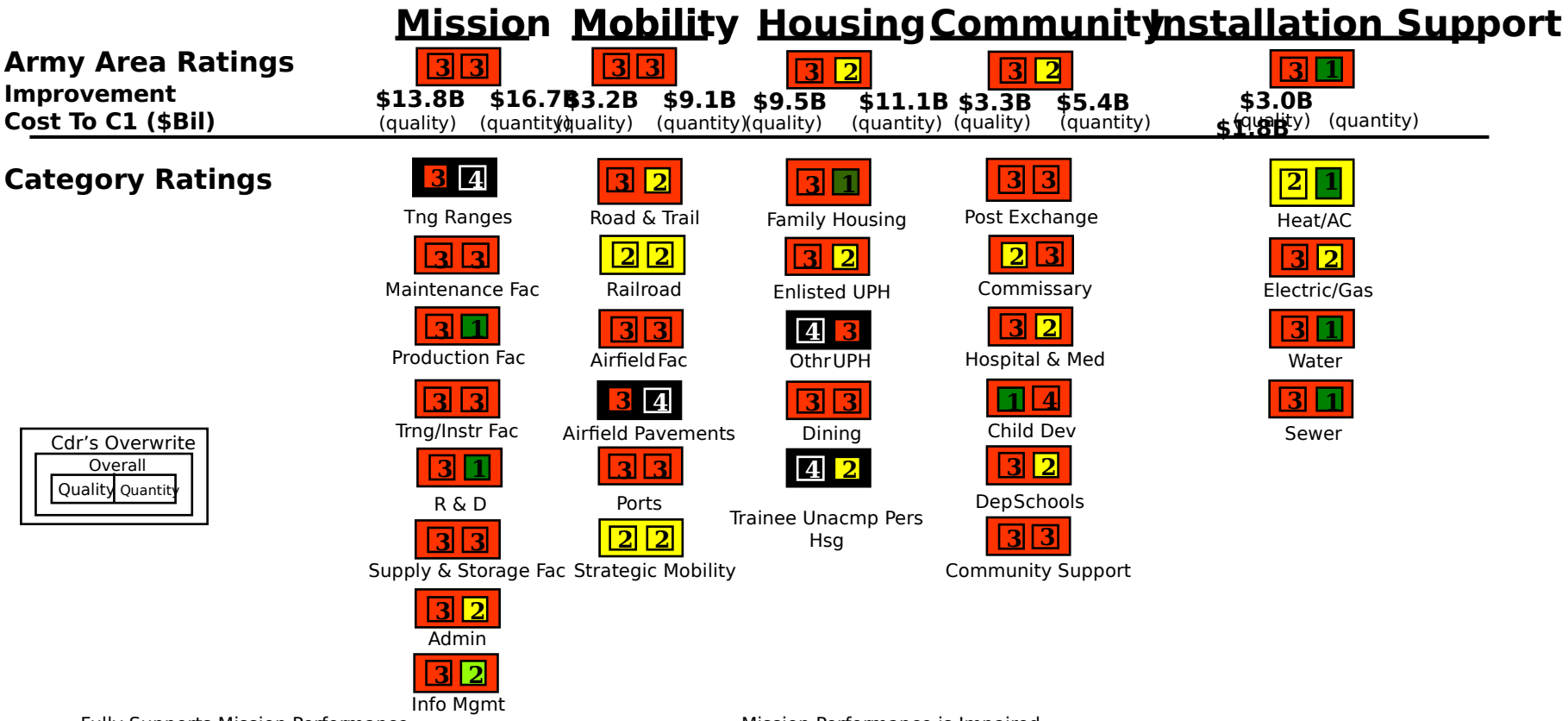
Utilities
Electric, gas, water and sewer
- 47,551 miles

FY 03 Installation Management Resources = $13.6B per year

2003 ISR Infrastructure

Condition Status Results: Army vs. Category Status

Rating by: Quality/Quantity/Overall



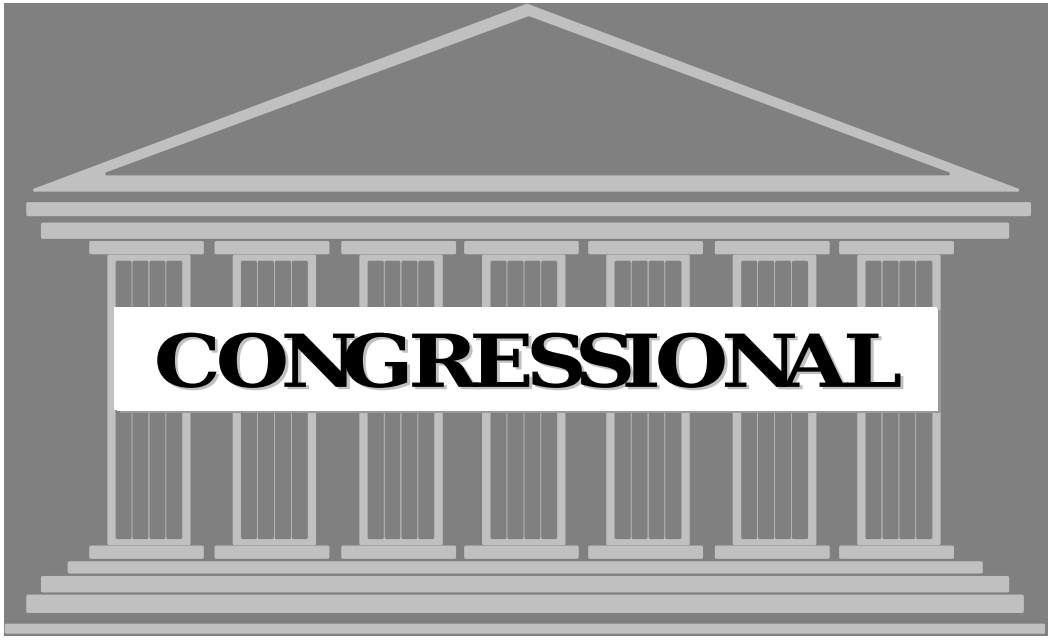
C1 - Fully Supports Mission Performance
Qual - Percent of Quality Points >= 90% of Total Available
Qty - Meets 95% of requirement or greater

C2 - Supports Majority of Assigned Missions
Qual - Percent of Quality Points >= 75% of Total Available
Qty - Meets 80 to 95% of requirement

C3 - Mission Performance is Impaired
Qual - Percent of Quality Points >= 60% of Total Available
Qty - Meets 60 to 80% of requirement

C4 - Mission Performance is Significantly Impaired
Qual - Percent of Quality Points < 60% of Total Available -
Qty - Below 60% or requirement

No rating


CONGRESSIONAL

Congressional Committees

MILCON Appropriations

House - Committee on Appropriations

Subcommittee on Military Construction

Chair - Knollenberg (R-MI)
Walsh (R-NY)
Aderholt (R-AL)
Granger (R-TX)
Goode (R-VA)
Vitter (R-LA)
Kingston (R-GA)
Crenshaw (R-FL)

Ranking - Edwards (D-TX)
Farr (D-CA)
Boyd (D-FL)
Bishop (D-GA)
Dicks (D-WA)

Congressional Committees

MILCON Appropriations

Senate - Committee on Appropriations

Subcommittee on Military Construction

Chair – Hutchison (R-TX)	Ranking – Feinstein (D-CA)
Burns (R-MT)	Inouye (D-HI)
Craig (R-ID)	Johnson (D-SD)
DeWine (R-OH)	Landrieu (D-LA)
Brownback (R-KS)	

Congressional Committees

Military Authorizations

House - Committee on Armed Services

Subcommittee on Readiness

Chair – Hefley (R-CO)	Ranking – Ortiz - (D-TX)
McKeon – (R-CA)	Evans - (D-IL)
Hostettler – (R-IN)	Taylor - (D-MS)
Jones – (R-NC)	Abercrombie - (D-HI)
Ryun – (R-KS)	Reyes – (D-TX)
Hayes – (R-NC)	Snyder – (D-AR)
Wilson – (R-NM)	Rodriguez – (D-TX)
Calvert – (R-CA)	Brady – (D-PA)
Forbes – (R-VA)	Hill – (D-IN)
Miller – (R-FL)	Larson - (D-

Congressional Committees

MILCON Authorizations

Senate - Committee on Armed Services

Subcommittee on Readiness & Management Support

Chair – Ensign (R-NV)	Ranking – Akaka (D-HI)
McCain (R-AZ)	Byrd (D-WV)
Inhofe (R-OK)	Nelson (D-FL)
Roberts (R-KS)	Nelson (D-NE)
Allard (R-CO)	Dayton (D-MN)
Sessions (R-AL)	Bayh (D-IN)

Your Role in Getting The Army Message to Congress

Member/Staff Visits

- Find opportunities to recognize members
- Committee staff normally treated as two-star rank
- Briefing charts – make accurate and keep with Army policy
- Get acronyms out of briefings
- Get a bio on the Member or Staffer
- Make time for Members and Staff to meet with soldiers
- Know the Army FYDP
- Use time efficiently. Don't sit in a briefing room. Get out to see projects/people
- Staffers frequently ask Senior Army Leaders to confirm information they hear locally

REAL ESTATE

Real Estate Overview

- USACE is Army's real estate agent
- Appraise, acquire, manage and dispose of military and civil works real property
- DoD Executive Agent Responsibilities:
  - Recruiting Facilities
  - Homeowners Assistance
  - Defense National Relocation Program
- Unique Contingency Capabilities:
  - Contingency Real Estate Support Team (CREST)
  - Real Estate Planning Response Team (REPRT)

Real Estate Priorities

- Support Global War on Terrorism
- Dispose of excess BRAC and Non-BRAC real property using all available means
- Implement innovative RE programs
- Acquire needed training land

WAR ACTIONS

- Contingency Real Estate Support Team (CREST)
  - Generic Contingency Delegation for $5M
    - Operation Enduring Freedom
    - Operation Iraqi Freedom
    - Operation Secure Tomorrow
  - 386 Leases - $123.9M
- Emergency powers - Waiver of notificat requirements
  - Winter Olympics; Fort Campbell; Fort Stewart, etc
  - 71 leases - $92.6M
- Acquisition for mobilization
  - Emergency housing/quarters
  - Training land/facilities, fly-overs, staging areas
  - Docking facilities

REDUCE EXCESS

Infrastructure Reduction

BRAC in FY 03 **107,272 acres**

Non-BRAC in FY 03 **24,209 acres**

1-for-1 MILCON in FY 04 **3.6 MSF**

Facility Reduction Program in FY 04 **2.8 MSF**

DISPOSAL MEANS

- Federal Property Act
- Early Transfers
- Conservation Conveyance
- Special Legislation

DISPOSALS

Road to Future Success: Model Deed

- Legal review taking too long
- Environmental language in the deed should match the FOST – negotiated changes with recipient should be made in the FOST
- Checklist included
- Once approved and disseminated, all commands and districts will use it